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Debra A Green  
Park County Clerk

No fee

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2021-29**

**A RESOLUTION APPROVING THE REZONING FROM RESIDENTIAL (R) TO MIXED USE (MU) OF AN 8.6 ACRE LOT, DESCRIBED AS LOT 12, FITSIMMONS PRIVATE SUBDIVISION, ADDRESSED AS 425 COUNTY ROAD, SHAWNEE**

WHEREAS, the Applicant, David Hansen, has applied to rezone the property described above from Residential to Mixed Use; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners, preceded by the required public notice, the Board of County Commissioners conducted a public hearing on the application for rezoning at which it reviewed the application and supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and considered the testimony of the Applicant and patrons; and

WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioners determines and finds that compliance with the standards for approval of a rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

NOW, THEREFORE, BE IT RESOLVED THAT:

The application to rezone the above-described real property from Residential to Mixed Use is approved subject to the following conditions applicable to all nonresidential uses:

1. Hours of operation shall be limited to 9:00 a.m. to 5:00 p.m., Monday through Thursday only.
2. Waste oil and other materials shall be disposed of offsite at a legal facility and in a legal manner.
3. No more than four (4) vehicles owned by customers shall be on site at any time.
4. Traffic shall be limited to a total of 16 vehicle trips per day.
5. Major repairs shall be conducted off site.

Moved, seconded, and passed this 3 day of August, 2021.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**



Richard Elsner, Chairperson

ATTEST:



County Clerk

